

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13665 of Howard University, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 for further processing under a Campus Plan to construct a new classroom, auditorium and accessory office building in an R-5-B District at the premises 2600 - 6th Street, N.W., (Square 3060, Lots 13,28-33,34-39,40,831,832 and 833).

HEARING DATE: February 10, 1982

DECISION DATE: February 10 and April 7, 1982

FINDINGS OF FACT:

1. The subject property is known as premises 2600 6th Street, N.W. It is located in an R-5-B District. The site is bordered by Georgia Avenue on the west, Fairmont Street on the north, and Sixth Street to the east.

2. The subject property is located within the boundaries of the Howard University Campus Plan approved by the Board under Order No. 13416.

3. The subject property is presently used as a parking lot with space available for 171 cars.

4. The applicant proposes to construct a five-story brick building containing approximately 130,586 square feet on the site. The proposed building will contain twenty classrooms, 101 offices for administrative staff, and a central computer room with computer terminals in each office suite.

5. The proposed building will provide the new location for the School of Business and Public Administration which is now temporarily located at 2345 Sherman Avenue, N.W.

6. The applicant proposes to provide thirty-seven parking spaces on the subject site. The 134 spaces which will be displaced by the building will be relocated to spaces west of Georgia Avenue as indicated in the Howard University Campus Plan, dated 1981, prepared by Sulton-Campbell and Associates.

7. By memorandum dated January 25, 1982, the D.C. Department of Transportation indicated that the proposed building and the thirty-seven parking spaces are consistent

with the Howard University Campus Plan and that the proposed project will have no measurable adverse impact on the surrounding street system and adjacent neighborhood. The Board so finds.

8. The Office of Planning and Development, by memorandum dated February 5, 1982, recommended that the subject application be approved. The OPD found that the proposed building is consistent with the Howard University campus plan. The Board concurs with the findings of the OPD.

9. A representative of Advisory Neighborhood Commission 1B appeared at the Public Hearing and requested that the Board keep the record of the subject application open so that the ANC could submit a written report. The Chair granted this request. The ANC submitted a letter signed by the Chairman, dated February 17, 1982 which stated that a quorum of the ANC met on February 13, 1982 and voted unanimously to support the application since there was no opposition to the application in the community.

10. There was no opposition to the application at the Public Hearing or in the record of the subject application.

11. By letter dated March 16, 1982, the applicant submitted a revised Site Plan for the Board's approval. The Revised Site Plan (Exhibit No. 24 of the record) indicates a relocation of the proposed building from the northeastern quadrant of the site to the southwest portion of the site adjoining the proposed parking area. The material findings as to traffic impact and consistency with the plan are not affected by the relocation.

12. By letter dated March 29, 1982, the applicant submitted a further revised Site Plan. This Revised Site Plan (Exhibit No. 25 of the record) omits the curb cut on Fairmont Street and revises the parking layout. The location of the building on the site is the same as in Exhibit No. 24. This Revised Site Plan, Exhibit No. 25, supersedes the Site Plans submitted as Exhibit 24 and in the original set of construction drawings. The material findings as to traffic impact and consistency with the plan are not affected by these changes.

CONCLUSIONS OF LAW AND OPINION:

Based on the findings of fact and the evidence of record, the Board concludes that the applicant is seeking a special exception. In order to be granted such an exception, the applicant must demonstrate that it has complied with the requirements of Paragraph 3101.46 and Sub-section 8207.2 of the Zoning Regulations. The Board concludes that the applicant has so complied. The proposed

building is consistent with the campus plan and will not create dangerous or objectionable traffic conditions.

The Board further concludes that the special exception can be granted as in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with said regulations and maps. It is therefore ORDERED that the application is GRANTED, SUBJECT to the CONDITION that the building shall be constructed in accordance with the plans marked as Exhibit No. 7 as modified by Exhibit No. 25 of the record.

VOTE as to the original application: 4-0 (Charles R. Norris, Douglas J. Patton, Connie Fortune and William F. McIntosh to GRANT; Walter B. Lewis not voting, having recused himself).

VOTE as to the revised plans: 3-0 (Connie Fortune, William F. McIntosh and Charles R. Norris to approve, Douglas J. Patton not voting, not present, Walter B. Lewis not voting, having recused himself).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher
STEVEN E. SHER

Executive Director

FINAL DATE OF ORDER: MAY - 6 1982

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS.